| 138.0 | 0006 | 0001.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,033,900 / | 1,033,900 |
| | | | | | USE VALUE: | 1,033,900 / | 1,033,900 |
| | | | | | ASSESSED: | 1,033,900 / | 1,033,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 7 | | STONY BROOK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MCNALLY MICHAEL F & MARY T |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 7 STONY BROOK RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BRIAN CALLAHAN CO - |
| Owner 2: | - |
| Street 1: | 20 WOODBURY ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 9,800 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 3007 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9800.000 | 484,500 | | 549,400 | 1,033,900 |
| Total Card | 0.225 | 484,500 | | 549,400 | 1,033,900 |
| Total Parcel | 0.225 | 484,500 | | 549,400 | 1,033,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.86 | /Parcel: 343.8

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 88835 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/01/17 |

!10705!

## PREVIOUS ASSESSMENT

Parcel ID: 138.0-0006-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 484,500 | 0 | 9,800. | 549,400 | 1,033,900 | 1,033,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 383,500 | 0 | 9,800. | 579,900 | 963,400 | 963,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 377,800 | 6300 | 9,800. | 427,300 | 811,400 | 811,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 377,800 | 6300 | 9,800. | 409,000 | 793,100 | 793,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 377,800 | 6300 | 9,800. | 378,500 | 762,600 | 762,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 348,000 | 6300 | 9,800. | 317,400 | 671,700 | 671,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 348,000 | 6300 | 9,800. | 310,100 | 664,400 | 664,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 348,000 | 6300 | 9,800. | 295,500 | 649,800 | 649,800 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:59:10 |

## LAST REV

| Date | Time |
|---|---|
| 01/23/18 | 11:22:18 |
| apro | |
| 10705 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 88835 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT | PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BRIAN CALLAHAN | 56647-108 | | 3/25/2011 | Change>Sale | 705,000 | No | No | | Subdivision 3/24/11 this sale for 9800 sq ft |
| NICHOLL MARGARE | 55007-501 | | 7/19/2010 | Change>Sale | 765,000 | No | No | | |
| NICHOLL MARGARE | 32350-83 | | 2/7/2001 | Family | | No | No | | |
| | 11343-58 | | 6/21/1967 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/9/2017 | 1017 | Redo Kit | 62,250 | C | | | | |
| 7/13/2017 | 819 | Inter-De | 1,000 | C | | | | |
| 3/18/2015 | 711 | Redo Bat | 13,700 | | | | | 2nd floor bath rem |
| 4/18/2012 | 496 | Add Bath | 42,775 | | | | | convert existing b |
| 10/15/2010 | 2136 | Redo Kit | 20,000 | | | | | REDO BTH/DEMO GAR& |
| 3/21/1996 | 72 | Manual | 5,000 | | | | | REROOF |
| 12/16/1992 | 644 | Manual | 1,372 | | | | | SIDING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/1/2017 | Meas/Inspect | HS | Hanne S |
| 6/8/2012 | Info Fm Prmt | MM | Mary M |
| 2/17/2009 | Measured | 372 | PATRIOT |
| 10/25/2000 | Hearing Chag | | |
| 1/7/2000 | Inspected | 276 | PATRIOT |
| 12/1/1999 | Mailer Sent | | |
| 11/10/1999 | Measured | 263 | PATRIOT |
| 1/1/1982 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9800 | | Sq. Ft. | Site | | 0 | 90. | 0.62 | 10 | | | View | -10 | Topo | -5 | | | 549,422 | | | | | | 549,400 | |

Total AC/HA: 0.22498 | Total SF/SM: 9800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 549,422 | Spl Credit | Total: 549,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 14 - Asphalt Tile | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 3 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.09094489 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 114.538 |
| Other Features: | 122850 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 507887 |
| Depreciation: | 23363 |
| Depreciated Total: | 484524 |

## COMMENTS

SINK IN BMT=FAIR / XTRA SHOWER IN MBATH=VG. 3/24/2011 SUBDIV PLAN 167 OF 2011..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | BRs: 3 | | Baths: 2 | | | | | HB | | |

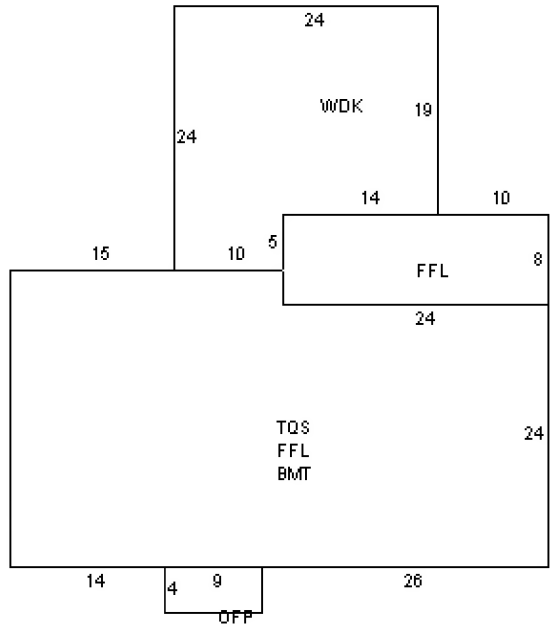
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 125.99 |
| Special Features: | 0 | Val/Su Net: | 116.08 |
| Final Total: | 484500 | Val/Su SzAd | 203.46 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,443 | 114.540 | 165,278 |
| BMT | Basement | 1,251 | 48.360 | 60,503 |
| TQS | 3/4 Story | 938 | 114.540 | 107,465 |
| WDK | Deck | 506 | 7.980 | 4,036 |
| OFP | Open Porch | 36 | 44.000 | 1,584 |
| | Net Sketched Area: | 4,174 | Total: | 338,866 |
| Size Ad | 2381.25 | Gross Are | 4487 | FinArea 3007 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | G | |

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

138.0-0006-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | AV | 2014 | 0.00 | T | 4 | 101 | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total:

## IMAGE

AssessPro Patriot Properties, Inc